

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL SE-45
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Y.E.S. has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel SE-45 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Y.E.S. be and hereby is finally designated as Redeveloper(s) of Parcel SE-45 in the South End Urban Renewal Area.
2. That it is hereby determined that Y.E.S. possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Y.E.S. for the development of Parcel SE-45 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel SE-45 to Y.E.S., said documents to be in the Authority's usual form. In addition, the street level commercial space which will be tax producing will be a part of the Land Disposition Agreement.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

YOUTH ENRICHMENT SERVICES, INC.

ADMINISTRATIVE OFFICES
104 NORWAY ST.
BOSTON 02115
(617) 267-6312

SKI, CAMP & BIKE SHOP
180 MASSACHUSETTS AVE.
BOSTON 02115
(617) 267-5877/8



Give
Youth
a
Chance

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Butternut Ski Area

SALLY QUINN
Jeweler

BETTE WOODY
Black Studies Department
Wellesley College

March 23, 1984

Mr. William Mendes
South End Project Coordinator
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Bill,

This letter serves to verify that Youth Enrichment Services, Inc. intends to construct a coffee shop on the street level of 410-412 Mass. Ave. The rest of the building as shown on the plans will be used for Y.E.S. program operations.

I currently have three tenants who are interested in operating the shop and will make a selection and proceed with construction once we receive final designation.

Sincerely,

Richard Williams
Richard Williams
President

RW:db

Youth Enrichment Services Inc.
410-412 Mass. Ave. Project

Feasibility Study
Sources of Funding, Project Cost.

<u>Sources of Funding</u>	<u>Committed</u>
Board Members Donated Services	\$ 100,000
Corporations Direct Gifts	45,000
Building Fund Bank Account at Bank of Boston	13,000
TOTAL	\$ 158,000

<u>Project Costs</u>	
Redevelopment	\$ 129,000
Purchase	12,700
Moving	6,000
Permits	3,000
Legal	1,000
Planning	1,000
Furnishings	4,000
TOTAL	\$ 156,700

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SALLY QUINN
Jeweler

BETTE WOODY
Black Studies Department
Lesley College

March 23, 1984

Mr. William Mendes
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Mendes:

This is to confirm that the YES Building Fund has a current balance of \$13,000.00. The money is in an account at the Bank of Boston, Account No. 529-31738.

Sincerely,

Mary Crowther
Treasurer

MC:db



MACOMBER

GEORGE B.H. MACOMBER COMPANY

BUILDERS

March 19, 1984

Mr. Richard Williams
Youth Enrichment Services
180 Massachusetts Avenue
Boston, MA 02115

Re: 410-412 Massachusetts Avenue Building

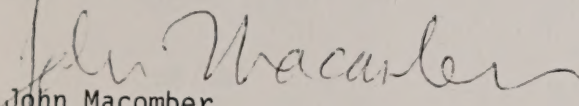
Dear Richard,

I'm writing to confirm the George B. H. Macomber's offer of support of Youth Enrichment Services' proposed work at 410-412 Mass. Ave.

We intend to arrange for donated construction services, through both ourselves and our subcontractors and suppliers. Support will include such items as advisory time, building materials, and work in the various mechanical and finish trades. We have already recieved offers of help from firms including Guzovsky Electrical of Boston, and Bay State York Co. of Brookline.

We intend to arrange for approximately \$70,000. worth of donated construction services towards rehabilitation of this building. This is a fine project, and we and our associates are pleased to be involved.

Very Truly Yours,


John Macomber

cc. George Macomber
Richard Collari
Mario Nicosia



NICOSIA DEVELOPMENT COMPANY

March 21, 1984

Mr. Richard Williams
Youth Enrichment Services
180 Massachusetts Avenue
Boston, MA 02115

Dear Richard:

This letter serves to confirm our financial commitment for the renovation of 410-412 Massachusetts Avenue. We will be able to supply through our own hourly employees and subcontractors a total value of \$30,000.00 worth of donated construction, labor and materials.

Sincerely,

Mario Nicosia

Mario Nicosia

MN/mkf



FREEDOM ELECTRONICS CORP.

264 COLUMBIA ROAD • DORCHESTER, MASS. 02121 • TELEPHONE (617) 442-1700

March 19, 1984

Mr. Richard Williams
Youth Enrichment Services, Inc.
180 Mass. Avenue

Dear Richard:

It was very nice talking to you and hearing about the progress of your program. The new building is long overdue. We have always responded to Y.E.S. in the past because we know it to be the best darn program around for kids, and we will continue to do so.

We are experiencing a surge in business and will be happy to involve ourselves in the brick and mortar fund for your building in the range of \$25,000 to 30,000. If there is anything else we can do please let me know.

Cordially,

Macey Vaughan
Vice-President



272 Friend Street • Boston, Massachusetts 02114 • (617) 227-9242

March 23, 1984

Mr. Richard Williams
Youth Enrichment Services
180 Massachusetts Avenue
Boston, MA 02115

Dear Richard:

I am very impressed with the plan for the new Y.E.S. headquarters. Thank you for taking the time to explain your needs for renovation plans.

As you know, I have been a strong supporter of Y.E.S. in the past and think highly of what you are doing for the youth of Boston. I will be happy to donate \$10,000.00 toward the building fund.

Sincerely,

Irving Liss
Irving Liss

IL/mkf



BACK BAY REALTY CO. • 245 NEWBURY STREET • BOSTON, MASS. 02116 • 267-1910

March 23, 1984

Mr. Richard Williams
Youth Enrichment Services
180 Massachusetts Avenue
Boston, MA 02115

Dear Richard:

I am very happy about your plans for a new Y.E.S. headquarters.
I think very highly of what you are doing for the children
of Boston.

Having been a very strong supporter in the past, I will
gladly donate \$10,000 toward the building fund.

Sincerely,

Carlo Sgroi

Carlo Sgroi

CS/mkf
Enclosure

MEMORANDUM

MARCH 29, 1984

4423

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER OF RE-USE
PARCEL SE-45/410-412 MASSACHUSETTS AVENUE

Summary: This memorandum requests that the Authority finally designate Youth Enrichment Services, Inc. (Y.E.S.) as Redeveloper of Re-Use Parcel SE-45/410-412 Massachusetts Avenue in the South End Area.

On December 15, 1984, Youth Enrichment Services, Inc. (Y.E.S.) was tentatively designated as Redeveloper of Parcel SE-45 in the South End Area, Project No. Mass. R-56. Parcel SE-45 is located at 410-412 Massachusetts Avenue and consists of a two-story brick commercial structure on approximately 3,285 square feet of land.

Y.E.S., located at 180 Massachusetts Avenue in the Fenway area, has submitted a proposal which calls for the rehabilitation of 410-412 Massachusetts Avenue for its administrative and program services coupled with commercial space on the first floor. It is further understood that the ground floor commercial space will be tax producing.

The total rehabilitation cost has been estimated at \$157,700. According to the financial information furnished, it has been indicated that Y.E.S. has the financial capabilities of carrying out their development proposal.

Also, in accordance with all aspects and specifications of the Urban Renewal Plan, Y.E.S.'s submitted drawings have been reviewed and approved by the Authority's Urban Design Department.

I, therefore, recommend that Youth Enrichment Services, Inc. (Y.E.S.) be finally designated as Redeveloper of Parcel SE-45, located at 410-412 Massachusetts Avenue in the South End Urban Renewal Area and that the final working drawings be approved.

An appropriate resolution is attached.

